

QUITCLAIM DEED WITH COVENANT

017836

We, RICHARD L. RUSSELL and LILLIAN A. RUSSELL of Waterville, Kennebec County, and State of Maine, for consideration paid, grant to GARY A. POTTER of Benton, Kennebec County, State of Maine, whose mailing address is P.O. Box 1142, Waterville, Maine, 04901, with quitclaim covenant the land in Waterville, Kennebec County, and State of Maine, more particularly bounded and described as follows, to wit:-

NO TRANSFER
TAX PAID

COMMENCING in the east line of Main Street at an iron rod at the northwest corner of lot known as the W. L. Leslie's store lot; thence easterly on said Leslie's north line and in the same direction about seventy-four (74) feet to the passway; thence northerly on west line of said passway about twenty-four (24) feet to land formerly owned by H.C.H. Pulsifer and now owned by Harris Baking Company; thence westerly on said Pulsifer's (now Harris Baking Company's) south line about seventy-four (74) feet to said Main Street; thence southerly on the east line of said Main Street about twenty-four (24) feet begun at, together with the right of way over said passway (which is twenty-four (24) feet wide) out to Temple Street.

ALSO another lot or parcel of land being a strip of land located next northerly to the above described parcel of land and bounded and described as follows:

BEGINNING at the southwest corner of a lot of land upon which has been built a brick block by one Ann M. Pulsifer, known as the Moor Block and now occupied by Harris Baking Company, and running in an easterly direction along the southerly line of said lot to the southeasterly corner of said brick block; thence northerly along the easterly line of said block six (6) inches; thence westerly in a line parallel to the southerly line of said block to the westerly line of said lot; thence southerly along the westerly line of said lot six (6) inches to the point of beginning. Together with all rights and privileges and subject to all terms and conditions as contained in an agreement relating to a party wall between Samuel Wein and Ann M. Pulsifer, all as contained in the deed of said Ann M. Pulsifer to Samuel Wein, dated July 2, 1919 and recorded in Kennebec Registry of Deeds in Book 572, Page 402, reference to which deed may be had for a more particular description of said agreement.

BEING the first two parcels acquired by the grantors herein by Warranty Deed in Joint Tenancy from William Schoenthaler and Mary Schoenthaler, which Deed is dated November 2, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1601 at Page 237.

THE premises are being sold pursuant to an Order Authorizing Sale of Real Estate Free and Clear of Liens and an Order Avoiding Liens of the U.S. Bankruptcy Court, District of Maine Case #87-10405-BKC-JAG.

Witness our hands and seals this 10th day of August, 1988.

Signed, Sealed and Delivered
in the presence of

Kim M. Vandermeulen *Richard L. Russell*
Kim M. Vandermeulen *Lillian A. Russell*
RICHARD L. RUSSELL
LILLIAN A. RUSSELL

STATE OF MAINE
COUNTY OF KENNEBEC

Date: August 10, 1988

Personally appeared the above named RICHARD L. RUSSELL and LILLIAN A. RUSSELL and acknowledged the above instrument to be their free act and deed.

Before me,

Kim M. Vandermeulen
Notary Public *Attorney-at-Law*
Print Name Kim M. Vandermeulen
My Commission Expires _____

RECEIVED KENNEBEC SS.

1988 AUG 11 PM 2:35

ATTEST: *Thomas B. J. Jones*
REGISTER OF DEEDS